

When recorded return to:
Vladislav Leus
422 Spring Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236585
May 19 2023
Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
1620054022

Escrow No.: 620054022

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Dale Jenkins, Trustee of The Kenneth Dale Jenkins and Eunice I. Jenkins Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange"
in hand paid, conveys and warrants to Vladislav Leus, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 35, SPRING MEADOWS - DIV. II

Tax Parcel Number(s): P116080 / 4735-000-035-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

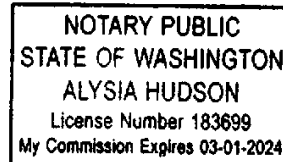
Dated: 5-15-23Kenneth Dale Jenkins and ~~Eunice I. Jenkins~~, Trustees of The Kenneth Dale Jenkins and Eunice I. Jenkins Revocable Living TrustBY: Kenneth Dale Jenkins
Kenneth Dale Jenkins
TrusteeState of WashingtonCounty of SkagitThis record was acknowledged before me on May 15, 2023 by Kenneth Dale Jenkins as Trustee of The Kenneth Dale Jenkins and Eunice I. Jenkins Revocable Living Trust.Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116080 / 4735-000-035-0000

LOT 35, PLAT OF SPRING MEADOWS - DIV. II, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 17 OF PLATS, PAGES 75 AND 76, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Right-of-way for drainage purposes together with a waiver of any damage for the contraction, operation, maintenance or repair and any liability for damages caused by the flow of water or water overflow as granted by instrument:
 Recorded: February 26, 1935
 Recording No.: 267764, records of Skagit County, Washington
 To: Skagit County Drainage District No. 14

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 21, 1987
 Recording No.: 8710210047, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 16, 1970
 Recording No.: 740160, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 4, 1999
 Recording No.: 9903040085

Modification(s) of said covenants, conditions and restrictions

Recorded: April 15, 1999
 Recording No.: 9904150048, records of Skagit County, Washington

Recorded: July 24, 2000
 Recording No.: 200007240001, records of Skagit County, Washington

Recorded: August 28, 2006
 Recording No.: 200608280166, records of Skagit County, Washington

Amended Declaration of Covenants, Conditions and Restrictions for Plat of Spring Meadows
 recorded December 7, 2006 under Recording No. 200612070087.

Recorded: June 15, 2022

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 202206150036, records of Skagit County, Washington

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Spring Meadows Homeowners Association

Recording Date: March 4, 1999

Recording No.: 9903040085

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 25, 1999

Recording No.: 9905250019

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 24, 2000

Recording No.: 200007240001

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Spring Meadows - Div. II, recorded in Volume 17 of Plats, pages 75 and 76:

Recording No: 9906220076

9. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;
Recorded: January 26, 1994
Recording No.: 9401260022, records of Skagit County, Washington

EXHIBIT "B"**Exceptions
(continued)**

10. Terms and conditions "By-Laws" of Plat of Spring Meadows Homeowners Association;
Recorded: April 15, 1999
Recording No.: 9904150047, records of Skagit County, Washington
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 30, 2002
Recording No.: 200201300062
In favor of: Public Utilities District No. 1
For: Pipelines
12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Sedro Woolley.
16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 20, 2023
between Vladislav Leus ("Buyer")
Buyer Buyer
and Jenkins Revocable Living Trust ("Seller")
Seller Seller
concerning 422 Spring Lane Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Vladislav Leus 04/20/2023
Buyer Date

Kenneth Dale Jenkins 4-22-23
Seller Date
Truster

Buyer Date

Seller Date